

159.0

0011

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

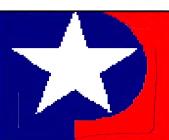
761,800 / 761,800

USE VALUE:

761,800 / 761,800

ASSESSED:

761,800 / 761,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
182		FLORENCE AVE, ARLINGTON

Legal Description		User Acct
		106343
		GIS Ref
		GIS Ref
		Insp Date
		07/21/18

## OWNERSHIP

Unit #:

Owner 1: EDRY MARK J	
Owner 2:	
Owner 3:	

Street 1: 182 FLORENCE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1549 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6309	Sq. Ft.	Site			0	70.	0.97	7									426,491						426,500	

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
CARNEY ROBERT M	24570-568	5/27/1994	Sale Code
			Sale Price
			V Tst Verif
			Notes
			172,000 No No Y

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/28/2016	1033	Manual	2,200	7/28/2016				Deck repairs.	7/21/2018	MEAS&NOTICE	HS	Hanne S
11/21/2002	975	New Wind	7,350						11/10/2008	Meas/Inspect	336	PATRIOT
7/31/1998	508	Manual	9,000					NEW SHINGLE SIDING	12/9/1999	Mailer Sent		
8/26/1997	518		50,000					2 ST ADDITION	12/3/1999	Measured	272	PATRIOT
									2/8/1999		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 15 - Old Style	1	Rating: Average		Full Bath: 1	Rating: Average			OF=BMT SINK.																	
Sty Ht: 2 - 2 Story		A Bath: Rating:		3/4 Bath: 1	Rating: Average																				
(Liv) Units: 1	Total: 1	A 3QBth: Rating:		A 1/2 Bath: 1	Rating: Average																				
Foundation: 2 - Conc. Block		A HBth: Rating:		OthrFix: 1	Rating: Fair																				
Frame: 1 - Wood																									
Prime Wall: 1 - Wood Shingle																									
Sec Wall: %																									
Roof Struct: 1 - Gable																									
Roof Cover: 1 - Asphalt Shgl																									
Color: NATURAL																									
View / Desir:																									
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>Sum Area By Label :</b>													
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1	# Units 1																
Year Blt: 1928	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																
Alt LUC:	Alt %:			Fpl:	Rating:			Other																	
Jurisdct: G4	Fact: .			WSFlue:	Rating:			Upper																	
Const Mod:								Lvl 2																	
Lump Sum Adj:								Lvl 1																	
								Lower																	
								Totals	RMs: 7 BRs: 3 Baths: 1 HB: 1																
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Avg Ht/FL: STD				Location:				Exterior:	No Unit RMS BRS FL																
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1 7 3 M																
Sec Int Wall: %				Floor:				Additions:																	
Partition: T - Typical				% Own:				Kitchen:																	
Prim Floors: 3 - Hardwood				Name:				Baths:																	
Sec Floors: %								Plumbing:																	
Bsmnt Flr: 12 - Concrete								Electric:																	
Subfloor:								Heating:																	
Bsmnt Gar:								General:																	
Electric: 3 - Typical																									
Insulation: 2 - Typical																									
Int vs Ext: S																									
Heat Fuel: 1 - Oil																									
Heat Type: 3 - Forced H/W																									
# Heat Sys: 1																									
% Heated: 100	% AC:																								
Solar HW: NO	Central Vac: NO																								
% Com Wal	% Sprinkled																								
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 159.0-0011-0024.0												<b>IMAGE</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:													Total Special Features:	Total:										